

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2015-O-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO AMENDING CHAPTER 12 OF THE
MUNICIPAL CODE CONCERNING AMENDMENTS TO THE 2011
LAND DEVELOPMENT CODE**

WHEREAS, pursuant to Article 23, Title 31 of the Colorado Revised Statutes, the City of Centennial ("City") has authority to regulate the development of land within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the City Council has adopted the 2011 Land Development Code ("2011 LDC") by enactment of Ordinance No. 2010-O-13 and Ordinance No. 2011-O-14; and

WHEREAS, the 2011 LDC is codified as Chapter 12 of the Centennial Municipal Code; and

WHEREAS, through the implementation of the 2011 LDC, the City staff has identified the need for additional changes to the Municipal Code and to the 2011 LDC in the nature of housekeeping or clean-up revisions and certain substantive changes related to building height of accessory structures and garages, planned unit developments; and

WHEREAS, at a duly noticed public hearing, the City of Centennial Planning and Zoning Commission recommended the proposed changes to the 2011 LDC to the City Council for approval; and

WHEREAS, in conformance with the 2011 LDC, the public hearings before Planning and Zoning Commission and City Council were properly noticed, including publication in *The Villager*; and

WHEREAS, the City Council has determined that the adoption of this Ordinance is legislative in nature and will further the public health, safety and welfare of the residents of the City.




NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, ORDAINS:

Section 1. The foregoing recitals are affirmed and incorporated herein by this reference as findings of the City Council.

Section 2. Section 12-2-201A, *Zoning Districts Established*, and Table 12-2-201A, *Centennial Zoning Districts*, are amended to include a Planned Unit Development zone district, to read in full as follows:

- A. **Zoning Districts Established.** The City of Centennial is divided into the 14 zoning districts that are established by Table 12-2-201A, *Centennial Zoning Districts*.

Table 12-2-201A Centennial Zoning Districts			
District Classification	District Name	Abbreviation	District Purpose
Agriculture	Agriculture	AG	The purpose of the agriculture district is to continue to allow for existing agricultural uses, commercial nurseries, and homes on very large lots.
Residential (For New Development, Recent Development, and Redevelopment)	Suburban Residential	RS	The purpose of the suburban residential district is to provide for the development of single-family homes on suburban lots, and for the development of neighborhoods with multiple housing types and significant common open spaces.
	Auto-Urban Residential	RA	The purpose of the auto-urban residential district is to provide for the development of single-family homes on relatively narrow lots, and for the development of neighborhoods with multiple housing types and common open spaces. Residential development in the auto-urban residential district is more dense than in the suburban residential district.
	Urban Residential	RU	The purpose of the urban residential district is to provide for residential products with urban character, from detached single-family homes on narrow lots with alley access to multifamily buildings.
Residential (For Protecting the Character of Established Neighborhoods)	Neighborhood Conservation	NC	The purpose of the neighborhood conservation district is to preserve the integrity of existing neighborhoods. In NC districts, subdivision is limited by the minimum lot size and width requirements, although the requirements do not make existing lots nonconforming. Special standards apply to facilitate the improvement of existing buildings in ways that are compatible with the neighborhood.
	Neighborhood Infill	NI	The neighborhood infill district operates the same way as the neighborhood conservation district, except that additional building coverage is allowed and anticipated.
Commercial and Mixed-Use	General Commercial	CG	The purpose of the general commercial district is to provide for commercial and mixed-use development along the City's commercial corridors.
	Activity Center	AC	The purpose of the activity center district is to provide for mixed-use activity centers. The activity center district anticipates a form of development that will be compatible with adjacent neighborhoods, with access and internal circulation that is pedestrian-friendly.
	Urban Center	UC	The purpose of the urban center district is to implement the Arapahoe Urban Center sub-area plan by providing for urban redevelopment in the Arapahoe Urban Center area, and to provide standards for other future transit influenced planning areas. The urban center district is regulated by form-based standards.
	Planned Unit Development	PUD	The purpose of the planned unit development district is to allow for the development of substantial parcels of land for large-scale or unique development concepts not otherwise permitted within a standard zone district.
Industry and Business	Business Park	BP	The purpose of the business park district is to provide for the development of offices and enclosed light industrial uses in a campus-like setting. This environment may also include residential uses that are closely related to office, medical, and commercial use, such as live-work units, assisted living facilities, congregate care facilities, and nursing homes.

Table 12-2-201A Centennial Zoning Districts			
District Classification	District Name	Abbreviation	District Purpose
	Industrial		The purpose of the industrial district is to provide for a range of industrial uses, regulated by performance standards to mitigate their impacts on the community.
Public, Institutional, and Open Space	Education, Institutional, and Recreation		The purpose of the education, institutional, and recreation district is to designate land for schools and institutions of comparable impact, and for the recreational facilities and open spaces that they provide.
	Public Open Space and Recreation		The purpose of the public open space and recreation district is to designate the publicly owned open space and recreation areas.

Section 3. Section 12-2-202, *Existing Planned Unit Developments*, is amended to remove the termination of existing Planned Unit Development zone districts, to read, in full as follows:

Sec. 12-2-202 Planned Unit Developments.

Prior to the effective date, a large proportion of the development rights granted in Centennial were in the form of planned unit development approvals that were issued either by the City of Centennial or Arapahoe County. Such approvals shall remain effective as of the effective date of this LDC, regardless of the underlying zoning district assigned, except that a zoning designation of Neighborhood Conservation ("NC") or Neighborhood Infill ("NI") shall extinguish any underlying planned unit development approval (but not private covenants, conditions, and restrictions or subdivision plats). New or amended planned unit developments shall be processed in accordance with Section 12-14-903, *Planned Unit Developments*.

Section 4. Subsection (C) is added to Section 12-2-301, *Use Tables*, to include general information regarding the Planned Unit Development zone district, to read in full as follows:

C. Planned Unit Developments.

1. Uses permitted in the PUD zone district include any combination of commercial, industrial or residential uses permitted by an approved Preliminary Development Plan ("PDP"). Type A Group Homes shall be a principal permitted use when residential uses are a part of the PDP.

Section 5. Subsection (A) of Section 12-3-204, *Building Height*, is amended to address building height measurement of principal structures and detached garages and accessory structures separately and to re-label Figure 12-3-204 as Figure 12-3-204A.1 and to add a new Figure 12-3-204A.2, to read in full as follows:

A. Building Height.

1. Principal building or structures. Building height is measured from the average existing grade across the front building ("point of measurement"), measured at major corners of the building, to:
 - a. The highest midpoint of sloped roof systems; or
 - b. The top of the highest parapet of flat roof systems.

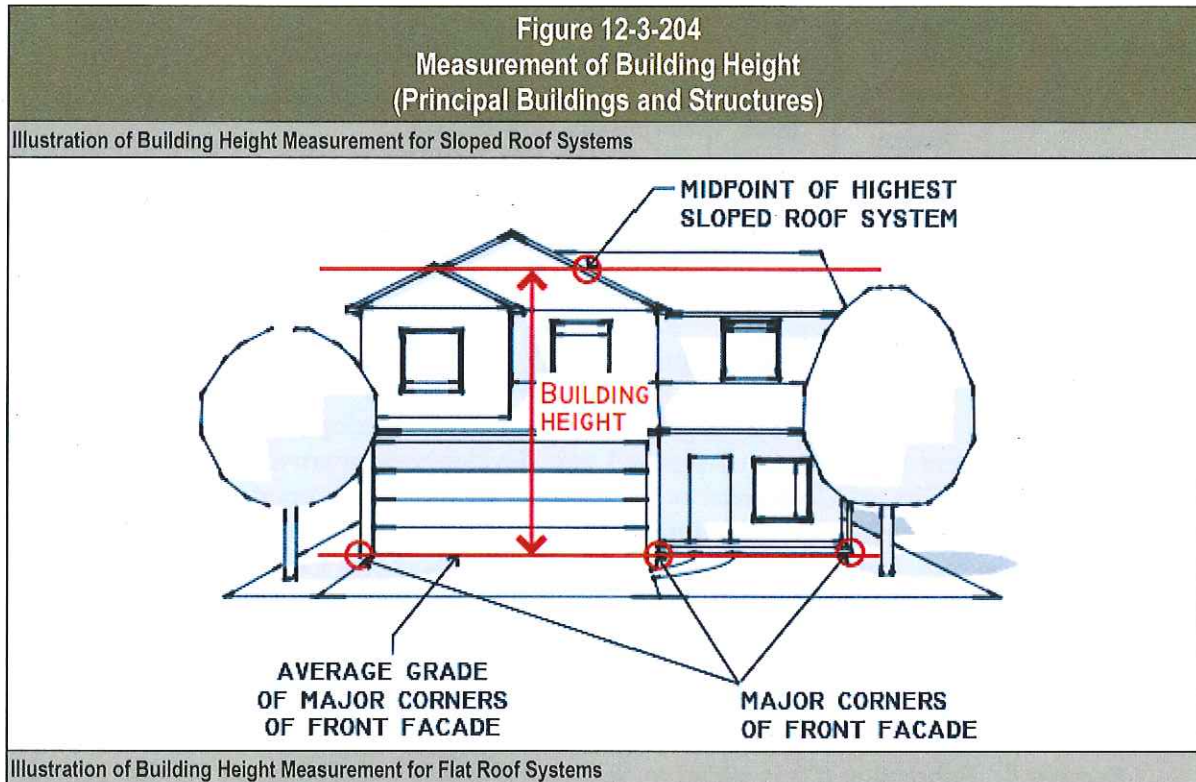
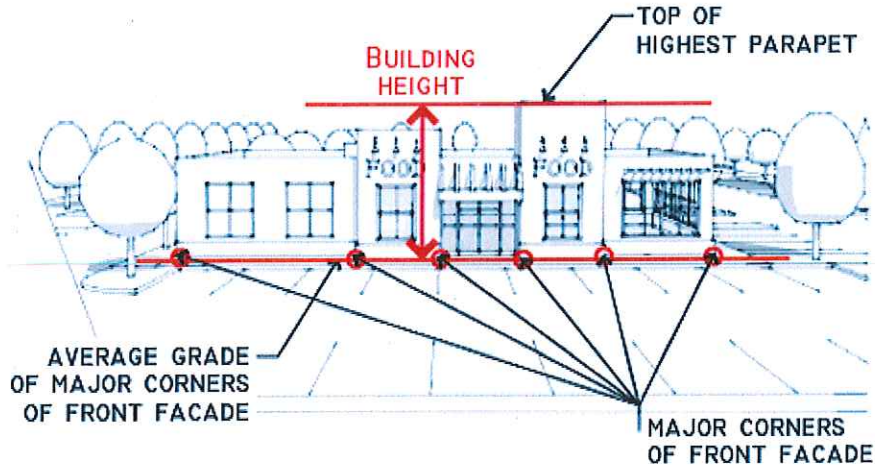


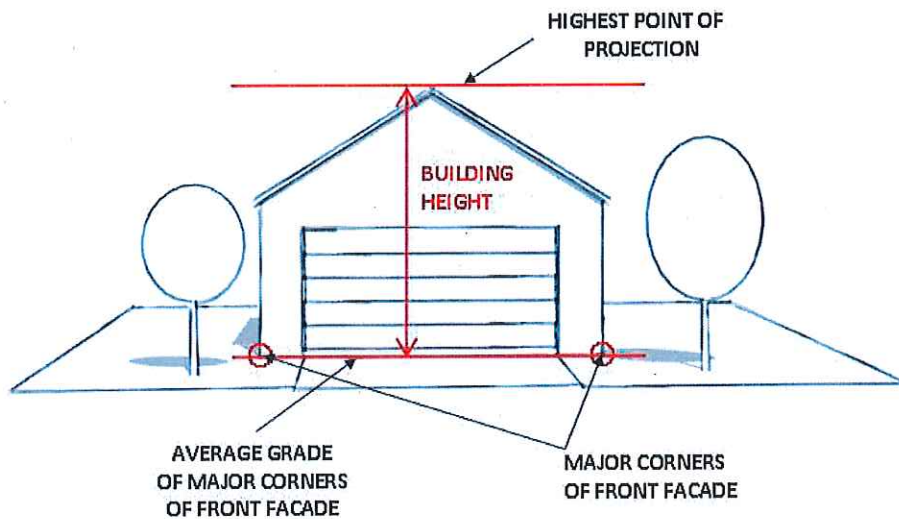
Figure 12-3-204
Measurement of Building Height
(Principal Buildings and Structures)



2. Detached Garages and Accessory Buildings. Building height is measured from the average existing grade across the front building line ("point of measurement"), measured at major corners of the building to the highest point of projection of the roof systems.

Figure 12-3-204A
Measurement of Building Height
(Detached Garages and Accessory Buildings and Structures)

Illustration of Building Height Measurement for Sloped Roof Systems



Section 6. Table 12-3-602, *Maximum Height and Minimum Setbacks for Fences and Garden Walls*, is amended to allow fence heights up to eight feet in a side yard abutting an arterial or collector roadway, to read in full as follows:

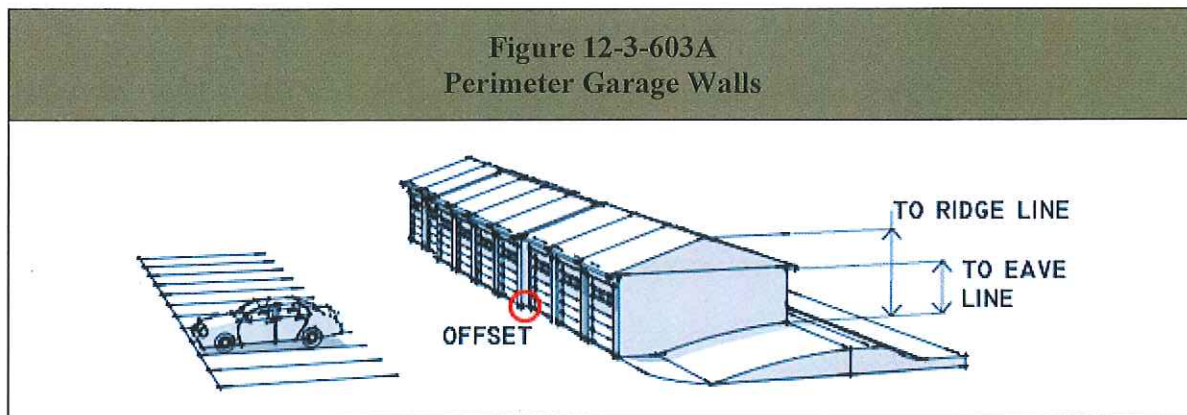
Table 12-3-602 Maximum Height and Minimum Setbacks for Fences and Garden Walls						
Location	Front Yard	Interior Side Yard	Street Side Yard	Rear Yard	Street Side or Rear Yard, Abutting Arterial or Collector	Interior Side or Rear Yard Abutting CG, BP, I, AC, or UC District
Maximum Height	4 ft.	6 ft.	6 ft.	6 ft.	8 ft.	8 ft.
Minimum Setback from Property Line	0 ft., but at least 6 in. from sidewalk, if present; 5 ft. from streets, if no sidewalk; Not allowed in required sight triangles at street intersections or in the public right-of-way	0 ft.	0 ft., but at least 6 in. from sidewalk, if present; 5 ft. from streets, if no sidewalk; Not allowed in required sight triangles at street intersections or in the public right-of-way	0 ft.	0 ft.; Not allowed in required sight triangles at street intersections or in the public right-of-way	As set out in applicable "side yard" column of this table

Section 7. Section 12-3-603, *Accessory Buildings and Structures*, is amended to address detached garages and accessory structures in the NC_{2A} zone district and to modify development standards for detached garages to read in full as follows:

Sec. 12-3-603 Accessory Buildings and Structures

- A. **Generally.** The standards of this Section apply to accessory buildings and structures. All accessory buildings are counted in the calculation of building coverage. Additional standards specific to the NC_{2A} zone district are contained in subsection F below.
- B. **Timing of Construction.** No accessory building or structure shall be constructed unless the principal building has already been constructed or is under construction simultaneously with the accessory building.
- C. **Attached Accessory Buildings.** Accessory buildings that are structurally attached to a principal building shall conform to all standards that are applicable to the principal building. Covered (but otherwise unenclosed) walkways shall not be considered attachments for the purposes of this subsection.
- D. **Detached Garages.** Detached garages may be single-story buildings or two-story buildings that include second floor workshop / storage space. Detached garages are subject to the following standards:
 1. *Access.* Access to detached garages shall be not less than 12 feet wide, and shall be set back as provided in Section 12-3-601, *Exceptions to Residential Setback Standards*.

2. *Height.* Height shall not exceed 17 feet to the peak of the roof.
3. *Footprint.* No detached garage shall cover an area that is larger than that covered by the principal building, or 1,200 square feet, whichever is less. Detached garages are also counted in the calculation of building coverage.
4. *Roof-pitch.* All detached garages shall be constructed with a minimum 3:1 slope roof-pitch, except in the event the principal structure contains a lesser slope.
5. *Setbacks.*
 - a. *Single-Story Detached Garages.* Single-story detached garages may be constructed within building envelopes or in rear yards, provided that the garages are either:
 - i. Set back five feet from side and rear property lines and not encroaching into utility easements; or
 - ii. Set back according to lesser setback standards for garages, if they are specifically provided in Division 3-5, *Housing Palette*, for the type of housing with which the garage is associated.
 - b. *Single-Story Detached Garages as Perimeter Walls.* Single-story detached garages may be constructed as perimeter walls of single-family attached and multifamily developments, provided that:
 - i. The topography is such that height to the peak of the garage roof, measured from the finished grade at the outside building line of the garage is:
 - A. 6 feet to the eave line; and
 - B. Not more than 10 feet to the highest point on the ridge line of the roof (see Figure 12-3-603A, *Perimeter Garage Walls*); and
 - ii. The perimeter wall is offset at least one foot for every 50 feet in length (see Figure 12-3-603A, *Perimeter Garage Walls*); and
 - iii. If the outside walls of the garages are used as part of a required bufferyard, they are installed on the inside boundary of the bufferyard.



- c. *Two-Story Detached Garages.* Two-story detached garage buildings may be constructed as an accessory building to single-family detached houses if they are located within the building envelope.
 - d. *Configuration of Detached Carports and Garages; Single-Family Attached and Multifamily.* Detached carports and garages that serve attached single-family dwellings or multifamily dwellings shall neither:
 - i. Be located closer than 20 feet to a building setback line on an adjacent lot that is not used for attached single-family dwellings or multifamily dwellings of the same type; nor
 - ii. Interfere with building ventilation.
- E. Accessory Buildings or Structures Other than Detached Garages.**
- 1. *Requirements for All Accessory Buildings or Structures Other than Detached Garages.*
 - a. *Footprint.* No detached accessory building or buildings shall cover an area that is larger than that covered by the principal building, nor cover more than 25 percent of the required rear yard or 600 square feet, whichever is less, except that:
 - i. In the RS, NC₁₈, and NI₁₈ districts, no detached accessory building or buildings shall cover an area that is larger than 50 percent of the footprint of the principal building.
 - ii. In the AG district, accessory buildings and structures are permitted as needed to support agricultural uses. Nonagricultural accessory buildings shall conform to the requirements of the RS district, set out in subsection E.1.a., above.

2. *Requirements for Sheds that are 120 Square Feet or Smaller and Less than 10 feet in Height to Peak of Roof.* Sheds that are 120 square feet or less in floor area and not more than 10 feet in height to the peak of the roof may be located anywhere in a side or rear yard, provided that:

- a. If they are located closer than two feet to a side or rear lot line, the area between the shed and the lot line is:
 - i. The location of an opaque wall or fence that is at least five feet in height; or
 - ii. Planted with shrubs that will grow to form a hedge with a height of at least three feet within not more than 18 months of planting; and
- b. They are not located in a utility easement unless the property owner provides written permission from the easement holder;
- c. They do not create nonconformities with respect to the building code on adjacent properties; and
- d. They do not alter or block the flow of stormwater drainage.

3. *Requirements for Accessory Buildings or Structures for the Keeping of Chickens and Permitted Wild Animals.*

- a. *Height.* Height shall not exceed 10 feet to the peak of the roof.
- b. *Setbacks.*
 - i. Front: Behind the principal building.
 - ii. Street Side: Equal to the street side setback required for the principal building.
 - iii. Interior Side: 10 feet.
 - iv. Rear: 10 feet.

4. *Requirements for Other Detached Buildings or Structures.*

- a. *Height.* Height shall not exceed one story or 17 feet, whichever is lower.
- b. *Setbacks.*
 - i. Front: Behind the principal building.

- ii. Street Side: Equal to the street side setback required for the principal building.
- iii. Interior Side: 5 feet.
- iv. Rear: 5 feet.

F. Additional Requirements for NC_{2A} Zone District.

- 1. Exceptions to Height, Footprint, Roof-pitch and Setback Standards.
 - a. *Height.* In the NC_{2A} district, detached garages and accessory buildings and structures may exceed one story or 17 feet in height if the building or structure meets the principal structure setbacks established in Table 12-3-301 of this LDC.
 - b. *Footprint.* In the NC_{2A} district, there shall be no limitation on the footprint of accessory buildings and structures, except that the lot shall conform to the maximum building coverage ratio established in Table 12-3-301, *Single-Family Lot and Building Standards*.
 - c. *Roof-pitch.* In the NC_{2A} district, accessory buildings and structures do not contain a minimum roof-pitch requirement. *This exception does not apply to detached garages.*
 - d. *Setbacks.* In the NC_{2A} district, detached garages and accessory buildings and structures may be constructed between the principal building and front lot line if the building or structure meets the principal structure setbacks established in Table 12-3-301 of this LDC.

- G. **Residential Occupancy.** Residential occupancy of accessory buildings that are not constructed and approved for residential use is prohibited.

Section 8. Table 12-3-801, *Permitted Projections into Required Nonresidential and Mixed-Use Setbacks*, is amended to delete the allowance for a permitted encroachment for off-street surface parking spaces as follows:

Table 12-3-801 Permitted Projections into Required Nonresidential and Mixed-Use Setbacks			
Location / Projection	Permitted Encroachments		
	(A) From Setback Line Toward Lot Line	(B) From Lot Line Toward Lot Interior	(C) Into Right-of-Way ¹
All Setbacks			
Awnings and canopies without supports that extend to ground, not less than 8 feet above sidewalk, and no interference with traffic flow	8 ft.	2 ft.	8 ft., subject to subsection C., below

Table 12-3-801 Permitted Projections into Required Nonresidential and Mixed-Use Setbacks			
Location / Projection	Permitted Encroachments		
	(A) From Setback Line Toward Lot Line	(B) From Lot Line Toward Lot Interior	(C) Into Right-of-Way ¹
Steps, 4 feet or less above grade, which are necessary for access to a permitted building	5 ft.	0 ft.	Not Allowed
Chimneys	2 ft.	1 ft.	Not Allowed
Arbors and trellises	NA ²	3 ft.	Not Allowed
Flagpoles	NA	5 ft.	Not Allowed
Fences, garden walls, and hedges	NA	See Section 12-3-802	Not Allowed
Driveways, except at points of access	NA	10 ft.	Not Allowed
Off-street surface parking spaces	NA	10 ft., or width of bufferyard, whichever is greater	Not Allowed
Front Setbacks			
Overhanging eaves and gutters	2.5 ft.	0 ft.	1 ft., subject to subsection C., below
Patios; Decks that are less than 3 feet above grade	10 ft.	5 ft., or width of bufferyard, whichever is greater	Not Allowed
Enclosed vestibule, 150 square feet or less in floor area encroaching	5 ft.	3 ft.	Not Allowed
Side Setbacks			
Overhanging eaves and gutters	2.5 ft.	1 ft.	1 ft., subject to subsection C., below
Air conditioning units	5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	2.5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	Not Allowed
Patios; Decks, less than 3 feet above grade	NA	3 ft.; but 0 ft. if the adjacent lot or parcel is permanent open space	Not Allowed
Decks, 3 feet or more above grade	6 ft.	6 ft.; but 0 ft. if the adjacent lot or parcel is permanent open space	Not Allowed
Rear Setbacks			
Overhanging eaves and gutters	2.5 ft.	1 ft.	1 ft., subject to subsection C., below
Air Conditioning Units	5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	5 ft., if screened from view by a garden wall or hedge that is one foot taller than the equipment	Not Allowed
Patios; Decks, less than 3 feet above grade	NA	3 ft.	Not Allowed
Decks, 3 feet or more above grade	12 ft.	10 ft.	Not Allowed
TABLE NOTES:			
¹ Encroachments and structures listed in this column are subject to and conditioned upon compliance with subsection C. of this Section. If compliance is not demonstrated, then the standards for (B) From Lot Line shall be applied.			
² NA means "not applicable," in that the limits from the other columns are sufficient to control the location of the encroachment.			

Section 9. Subsection (C) of Section 12-3-906, *Centennial Airport Restrictions*, is amended to clarify that noise sensitive uses, in addition to residential uses, may be allowed in the buffer zone, to read in full as follows:

C. Buffer Zone. Zoning of property located in the buffer zone to allow residential or other noise sensitive uses shall be discouraged. However, on a case by case basis the City Council may allow residential or other noise sensitive uses if:

1. The property is located outside the 55 DNL noise contour;
2. Residential structures are constructed in compliance with City noise mitigation construction requirements (see Section 12-3-904, Airport Influence Area Restrictions) to achieve an expected interior noise level of no greater than 45 DNL in the exposure area; and
3. The conditions of this subsection are outlined in a Development Agreement entered into by the applicant and the City.

Section 10. Subsection (C)(2)(a) of Section 12-6-301, *Prohibited Signs and Design Elements*, shall be amended to clarify when flags and banners are prohibited signs, to read in full as follows:

- (a) Flags, banners, or comparable elements that are designed to move in the wind that are not affixed to permanent flagpoles or flagpoles that are mounted to buildings.

Section 11. Section 12-6-302(D)(1), *Prohibited Sign Locations*, is amended to revise subsection (d) and to add new subsections (f) and (g) to allow for signs in public rights-of-way or private medians within public rights-of-way in limited circumstances, to read in full as follows:

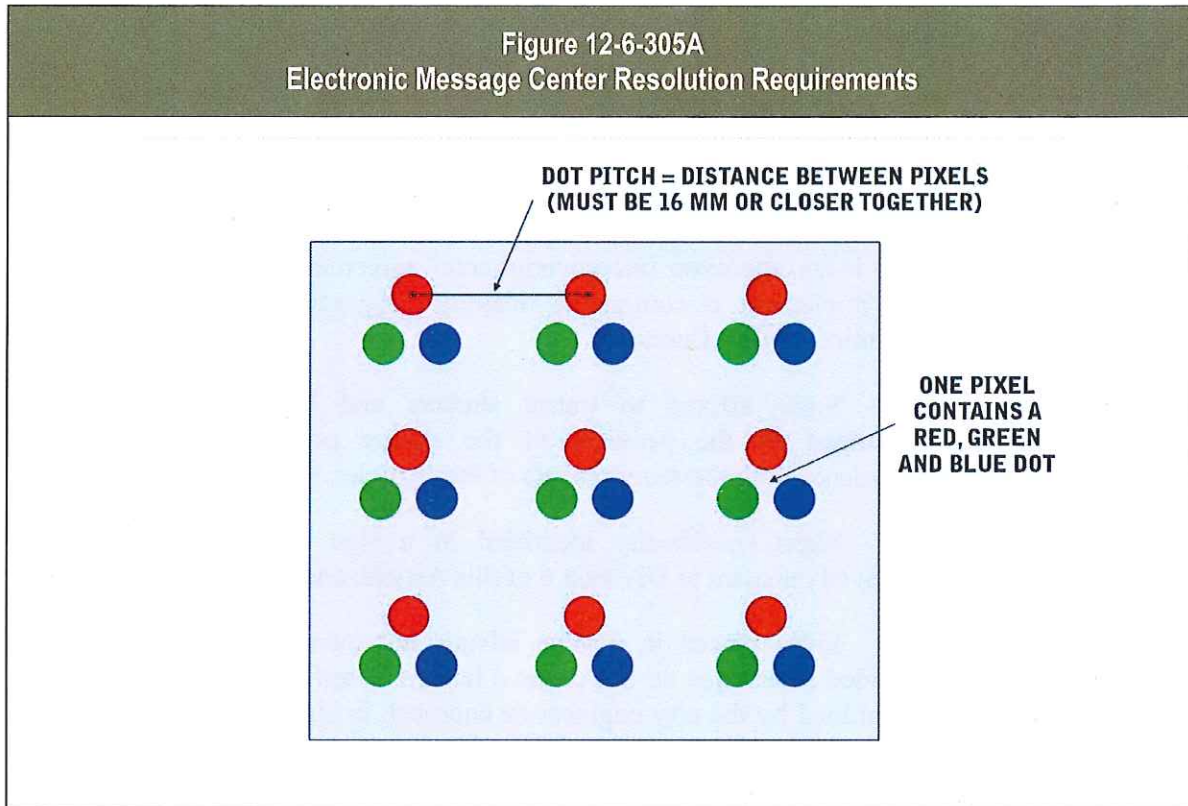
D. Prohibited Locations. In addition to the setback requirements of this Article, and the other restrictions of this Section, no sign shall be located in any of the following locations:

1. In or over public rights-of-way (which, in addition to streets, may include other elements, such as sidewalks, parkways, retaining walls, utility poles, traffic control devices, medians, and center islands that are within the public right-of-way), except:
 - a. Traffic control signs installed by a governmental entity or which are required to be installed by a governmental entity (e.g., permanent traffic control devices such as stop, yield, and speed limit signs, as well as temporary signs related to street construction or repair);

- b. Signs posted by governmental entities that support emergency management, such as wayfinding to disaster relief locations;
- c. Banners posted by the City on utility or light poles according to the standards of subsection C.2., above;
- d. Signs constructed by the City or another governmental or quasi-governmental entity pursuant to terms and conditions set forth in an approved intergovernmental agreement with the City that implement a community identity program recognized by resolution of City Council;
- e. Signs affixed to transit shelters and bus benches as authorized by the provider of the shelter or bench and in accordance with the requirements of this Article;
- f. Signs specifically identified in a sign design program approved pursuant to Division 6 of this Article; and
- g. Signs placed in median islands not owned by the City, provided such signs do not create a hazard to traffic movement as determined by the city engineer or encroach in sight triangles that are required by Section 12-11-208.

Section 12. To clarify the minimum pixel resolution of electronic message center signs, Section 12-6-305(B)(1), *Message Centers*, is amended to add a new subsection (d) and new Figure 12-6-305A with subsequent Figures to be relabeled in alphabetical order; and, further, Section 12-6-305(C)(2)(d) is amended to read in full as follows:

12-6-305 B.1.d. All electronic message center display components shall be full color with a minimum pitch resolution of 16 mm spacing or better (i.e. 10 mm, 12 mm, etc.)



12-6-305 C.2.d. All electronic message center display components shall be full color with a pitch resolution of no greater than 16 mm spacing (e.g., 12 mm, 10 mm are acceptable).

Section 13. Table 12-6-402B, *Permissible Detached Sign Types, Nonresidential Mixed Use Districts*, is amended to add directional signs to read in full as follows:

Table 12-6-402B Permissible Detached Sign Types, Nonresidential and Mixed-Use Districts							
District	AC	UC	CG	BP	I	ED	OSR
Monument Sign, Residential	Not Allowed	Not Allowed	Not Allowed	Allowed	Not Allowed	Not Allowed	Not Allowed
Maximum Number of Signs	-			1 per parcel proposed for residential development	-		
Maximum Sign Area	-			20 sf.	-		
Maximum Sign Height	-			6 ft.	-		
Maximum Signable Area Ratio	-			70%	-		
Monument Sign, Nonresidential	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Maximum Number of	2 signs per ingress or egress to district			1 per street frontage +1 per ingress or egress			

Table 12-6-402B Permissible Detached Sign Types, Nonresidential and Mixed-Use Districts							
District	AC	UC	CG	BP	I	ED	OSR
Signs							
Maximum Sign Area	48 sf.			One sign per frontage up to 48 sf. All others up to 10 sf.			
Maximum Sign Height	10 ft.			One sign per frontage up to 10 ft. All others up to 5 ft.			
Maximum Signable Area Ratio	70%			80%			
Multi-tenant Electronic Message Centers	Allowed	Allowed	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Design Criteria	Per Section 12-6-305(C)			-	-	-	-
Kiosk Sign	Allowed	Allowed	Allowed	Allowed	Not Allowed	Allowed	Allowed
Sign Location and Spacing	Set back 10 feet from any vehicular use area; within two feet of a sidewalk; and spaced 150 feet apart unless there is no line of sight between signs				-	Spaced at least 300 feet apart, and set back at least 10 feet from vehicular use areas	
Maximum Sign Area	12 sf.	12 sf.	12 sf.	12 sf.	-	4 sf.	4 sf.
Maximum Sign Height	7 ft.	7 ft.	8 ft.	7 ft.	-	3 ft.	3 ft.
Bus Stop and Transit Shelter Bench Signs	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Number of Signs Allowed	Signs may be incorporated into transit shelter designs.						
Maximum Sign Area	Signs shall be integrated into the transit shelter or its benches. Transit shelters and benches shall be sized according to their principal function, and not for the display of signage.						
Directional Signs, Nonresidential	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Maximum Number of Signs	1 per ingress or egress						
Sign Location and Spacing	No spacing or setback requirement; must leave at least 4 feet of sidewalk width for pedestrian use; must be located outside of principal pedestrian travel path						
Maximum Sign Area	10 sf.						
Maximum Sign Height	5 ft.						

Section 14. Section 12-6-503(B)(1), Standards for Attached Temporary Signs, is amended to clarify that temporary banners are allowed per tenant per principal building to read in full as follows:

1. There is only one banner per tenant per principal building.

Section 15. Subsection (E.4) of Section 12-13-201, *City Council*, is modified to include general information regarding the Planned Unit Development zone district, to read in full as follows:

E. **Decisions.** The City Council shall decide applications for:

1. Conditional use permits;
2. Regulating plans;
3. Site plans, as specified in Section 12-14-204, *Public Hearing Development Orders*;

4. Planned unit developments or PUD terminations;
5. Rezoning;
6. Text amendments;
7. Vested rights determinations;
8. Certificates of designation (and approval of uses that require them); and
9. Right-of-way and plat vacations.

Section 16. Subsection (F.3) of Section 12-14-102, *Application of Article*, is modified to include general information regarding the Planned Unit Development zone district, to read in full as follows:

F. **Other Procedures.** Division 14-9, *Miscellaneous Procedures*, sets out procedures for granting approval of:

1. Reasonable accommodations for persons with disabilities;
2. Regulating plans (which are used to implement the form-based standards for the UC district) which are set out in Division 2-3, *Form Standards for UC District*;
3. Planned Unit Developments; and
4. City initiated rezoning of property.

Section 17. To remove the expiration of existing planned unit development approvals, Subsection (G) of Section 12-14-102, *Application of Article*, is removed in its entirety as follows:

~~G. **Sunset of Planned Unit Development Approval.** Section 12-14-903, *Planned Unit Developments*, provides a sunset for existing planned unit development approvals.~~

Section 18. Table 12-14-203, *Administrative Development Orders*, is amended to include modified information for the new Planned Unit Development zone district and to change the timing for site plan development orders, to read in full as follows:

Table 12-14-203 Administrative Development Orders					
Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
Zoning Clearance - Permitted Use or Structure	New uses and changes in use to permitted uses; development of permitted buildings or structures.	Prior to issuance of building permit or certificate of occupancy.	NA	Director	Division 2-3, <i>Land Use</i> , lists the use as permitted, and the use, building, or structure complies with the

**Table 12-14-203
Administrative Development Orders**

Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
					requirements of this LDC.
Oil and Gas Permit	All oil and gas extraction, development.	Prior to oil and gas extraction.	NA	Director	Section 12-2-413 <i>Extraction</i>
Fence Permit	All construction of fences, including new fences, expansions to fences, replacement of existing fences, and reconfiguration of fences.	Prior to construction of fence.	Replacement of existing fences at the same height, in the same location, and using the same type of materials, as permitted in Sec. 12-3-602, Fences, Garden Walls, and Hedges (residential) and Sec. 12-3-802, Fences, Garden Walls, and Hedges (nonresidential and mixed-use). Repairs or maintenance to fences that do not involve reconfiguration of additions.	Director	Sec. 12-3-602, <i>Fences, Garden Walls, and Hedges</i> (residential); Sec. 12-3-802, <i>Fences, Garden Walls, and Hedges</i> (nonresidential and mixed-use). May also be required by Article 2, Article 8, or Article 4.
Zoning Clearance - Limited Use	New limited uses and changes in use to a limited use.	Prior to establishment of limited use.	NA	Director	Division 2-3, <i>Land Use</i> , lists the use as limited and the limited use standards of Division 2-4, <i>Limited and Conditional Use Standards</i> , are met.
Grading, Erosion, and Sediment Control Permit (GESC)	All land disturbing activities, as required by GESC Manual.	After site plan, if required, and before commencement of activity for which permit is required.	Refer to the GESC Manual.	SEMSWA	Refer to the City of Centennial GESC Manual.
Floodplain Determination	All development.	With building permit application, or as required by the City Engineer or the Floodplain Administrator.	NA	Floodplain Administrator	See Sec. 12-14-205, <i>Required Floodplain Determination</i> .
Floodplain Development Permit	Development in special flood hazard areas.	Prior to commencement of construction.	NA	Floodplain Administrator	See Sec. 12-14-206, <i>Floodplain Development Permit</i> .
Floodplain Variance	Deviation from the strict application of Division 7-3, <i>Floodplain Management and Flood Damage Prevention</i> .	Prior to the issuance of a Floodplain Development Permit.	NA	SEMSWA	See Sec. 12-14-804, <i>Floodplain Variances</i> .
Sign Permit	Installation of a new or replacement sign.	Prior to installation of sign or sign mount. Must be processed within time period specified in Section 12-14-309, <i>Administrative Review</i> .	Exempt signs (see Sec. 12-6-102, <i>Application of Article</i>).	Director	See Article 6, <i>Signs and Lighting</i> .

**Table 12-14-203
Administrative Development Orders**

Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
Site Plan	All new development and subdivisions on parcels proposed for development that are located more than 500 feet from a residential zoning district boundary in the City, and are either: (1) less than 5 acres in area; or (2) do not include buildings that are taller than 30 feet in height. Also, site plans that implement an approved MDP that has not been converted, sunsetted, or abandoned.	Prior to <u>or simultaneously with</u> plat approval; or if no plat is required, prior to issuance of building permits.	Single-family detached and duplex buildings on existing platted lots.	Director; Ratified by Planning and Zoning Commission.	All requirements of this LDC, or implementation of approved PDP MDP that has not been converted or sunsetted.
Plat	Subdivision of land.	After or simultaneously with site plan; prior to conveyance of lots or issuance of building permits for subdivided lots.	NA	Director	Article 3, <i>Development Standards</i> , through Article 4, <i>Form and Design Standards</i> and the standards of the <i>Infrastructure Design Manual</i> .
Minor Modifications to PUD Approvals	Minor modifications to existing PUD approvals prior to sunset of PUD ordinances.	With site plan or change in use where approval requires minor modification to PUD.	NA	Director	See Sec. 12-14-401, <i>Administrative Amendments</i> .
Development Permit	Construction of any public or private improvement, disturbance of right-of-way, construction associated with a development order.	Prior to construction, after public improvement agreement, if required (see Sec. 12-14-207, <i>Public Improvement Agreement</i>).	NA	Director	All requirements of this LDC; all conditions of approval; provision of surety and public improvement agreement (see Sec. 12-14-207, <i>Public Improvement Agreement</i>).
Temporary Use Certificate	Establishment of a temporary use that is listed as "P" or "L" in Sec. 12-2-306, <i>Temporary Uses</i> .	Prior to installation of temporary structures or establishment of temporary use, whichever comes first.	NA	Director	See Division 2-5, <i>Temporary Uses</i> .
Certificate of Occupancy	Occupancy of a building or structure.	Upon completion of construction or before change in occupancy.	NA	Chief Building Official	Compliance with all applicable standards of this LDC; conditions of approval; and applicable building code requirements.
Reasonable Accommodation	Reasonable accommodations requested pursuant to the federal Fair Housing Act.	Prior to or simultaneously with other development order that would implement reasonable accommodation.	NA	City Manager	Compliance with Section 12-14-901, <i>Reasonable Accommodations for Persons with Disabilities</i> .
License for Encroachment	Encroachment into right-of-way.	Prior to construction of improvement that	Streets that are not owned or controlled by Centennial may require approval from a different	City Manager	Discretionary.

Table 12-14-203 Administrative Development Orders					
Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
into Right-of-Way		encroaches.	entity.		
CMRS Permit - Limited Use	All new wireless telecommunications facilities that are a limited use.	Prior to construction of wireless telecommunications facility.	NA	Director	Sec. 12-2-305, <i>Wireless Telecommunications Facilities</i>
Vacation of Easement	Vacating an easement	NA	NA	Director	See Sec.12-14-706 <i>Plat, Easement and Road Vacation</i>
TABLE NOTE: ¹ Standards are provided for cross-reference purposes only, and do not exempt the application from all applicable standards of this LDC.					

Section 19. Table 12-14-204, *Public Hearing Development Orders*, is amended to include modified information for the new Planned Unit Development zone district, to read in full as follows:

Table 12-14-204 Public Hearing Development Orders					
Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
Conditional Use Permit	New conditional uses; changes in use to a conditional use; material changes to or expansion of a conditional use.	Prior to establishment or modification of the conditional use.	NA	City Council	See Division 2-4, <i>Limited and Conditional Use Standards</i> .
Temporary Use Certificate for Temporary Conditional Uses	Establishment of a temporary use that is listed as "C" in Table 12-2-305, <i>Temporary Uses</i> .	Prior to installation of temporary structures or establishment of temporary use, whichever comes first.	NA	Planning and Zoning Commission	See Division 2-5, <i>Temporary Uses</i> .
Regulating Plan	Establishing the pattern of development in the UC district.	Prior to or concurrent with site plan approval.	NA	City Council	See Article 4, <i>Form and Design Standards</i> .
Site Plan (P&Z)	All new development and subdivisions, except those approved administratively (see Sec. 12-14-203, <i>Administrative Permits</i>) or by City Council (see Site Plan (Council), below)	Prior to building permit or plat approval.	Single-family detached and duplex buildings on existing platted lots.	Planning and Zoning Commission; Ratified by City Council	Compliance with all requirements of this LDC or implementation of approved PDP or regulating plan.
Site Plan (Council)	All new development and subdivisions for parcels proposed for development located within 500 feet of a residential district boundary in the City that either: (1) are larger than 10 acres; or (2) are proposed to include buildings that are more than 30 feet in height; or both.	Prior to building permit or plat approval.	Single-family detached and duplex buildings on existing platted lots.	City Council	Compliance with all requirements of this LDC or implementation of approved PDP or regulating plan.

**Table 12-14-204
Public Hearing Development Orders**

Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
Pattern Book Approval	All traditional neighborhood developments; multi-housing neighborhoods for which variations in lot dimensions or setbacks are requested.	Concurrent with approval of site plan.	NA	Planning and Zoning Commission; Ratified by City Council	See Division 9-3, <i>Alternative Subdivision and Development Design Standards</i> .
Sign Design Program	Development of signage that is not strictly consistent with the general requirements of Article 6, <i>Signs and Lighting</i> .	Prior to construction of signage that would be subject to the sign design program, generally with a site plan, pattern book, or regulating plan.	NA	Planning and Zoning Commission; Ratified by City Council	See Division 6-6, <i>Sign Design Program</i> .
Variance	Deviation from the strict interpretation of this LDC.	Prior to building permit for improvements for which a variance is required; concurrently with other applications for development approval that include variances.	NA	Planning and Zoning Commission	See Sec. 12-14-801, <i>Variances</i> .
PUD Termination Conversions	Elimination of an existing PUD and rezoning to a standard zone district prior to sunset of PUD ordinances; required where major modifications to PUD are requested.	Before or Simultaneously with application for rezoning to a standard zone district to apply underlying district standards.	NA	City Council	See Sec. 12-14-903, <i>Planned Unit Developments</i> .
Rezoning	Changing the zoning district of a parcel from one district to another.	Prior to or concurrently with the submittal of site plan or plat applications that apply the standards of a zone to which rezoning is sought.	NA	City Council	See Sec. 12-14-604, <i>Rezoning Procedures</i> . For PUD rezoning, See Sec. 12-14-903
Text Amendment	Changes the text of this LDC.	NA	NA	City Council	Consistency with Comprehensive and Sub-Area Plans. See Sec. 12-14-605, <i>Amendments to this LDC</i> .
Comprehensive Plan or Sub-Area Plan Adoption and Amendment	Changes to the text or maps in the Comprehensive Plan or a Sub-Area Plan; adoption of new plans.	NA	NA	Planning and Zoning Commission; Ratified by City Council	Public Interest.
Vested Rights Determination	Vesting of rights beyond the periods specified in this LDC.	NA	NA	City Council	Sec. 12-14-606, <i>Vested Property Rights</i> .
Certificate of Designation	Development of disposal sites.	Prior to development of the site.	NA	City Council	According to the applicable provisions of the Colorado Revised Statutes.
Vacation of Plat or	Vacating a plat or right-of-way.	NA	NA	City Council	Sec. 12-14-706, <i>Plat and</i>

Table 12-14-204 Public Hearing Development Orders					
Development Order	Required For	Timing	Exceptions	Issued By	Standards ¹
Right-of-Way					Road Vacation.
CMRS Permit - Conditional Use	All new wireless telecommunications facilities that are a conditional use.	Prior to construction of wireless telecommunications facility.	NA	City Council	Sec. 12-2-305, <i>Wireless Telecommunications Facilities</i>
TABLE NOTE: ¹ Standards are provided for cross-reference purposes only, and do not exempt the application from all applicable standards of this LDC.					

Section 20. Subsection (C)(2)(b) of Section 12-14-304, *Threshold Review*, is modified to include general information regarding the Planned Unit Development zone district, to read in full as follows:

2. The parcel proposed for development is located within 2,640 feet of a registered neighborhood (see Section 12-13-109, *Centennial Council of Neighborhoods and Neighborhood Associations*) and any of the following conditions apply:
 - a. The application is for development or redevelopment that will increase the height of buildings on the site to more than 30 feet;
 - b. The application is for a rezoning or PUD (except administrative amendments to existing PUD approvals) conversion;
 - c. A traffic study is required pursuant to Section 12-10-202, *Traffic Studies*;
 - d. The application is for a conditional use; or

Section 21. Table 12-14-311, *Required Notice*, is amended to include modified information for the new Planned Unit Development zone district, to read in full as follows:

Table 12-14-311 Required Notice			
Type of Public Hearing Development Order	Posted Notice	Publication Notice	Mailed Notice
General Requirements – All Applications	Signs must be posted on the property that is subject to the application at least 14 days before the hearing.	Publication in a newspaper of general circulation in the City of Centennial. The first day of publication must occur at least 14 days before each public hearing.	At least 14 days prior to the hearing date, notice must be mailed to the Owner(s) of Record of adjacent properties and participants who signed in to community meetings.
Conditional Use Permit; Temporary Conditional Use Permit; Site Plan; Pattern Book; Variance; Floodplain	Required	NA	Required

Table 12-14-311 Required Notice			
Type of Public Hearing Development Order	Posted Notice	Publication Notice	Mailed Notice
Variance; Minor Modifications to PUD Approvals			
PUD (except administrative amendments to existing PUD approvals) Conversions; Rezoning (including the establishment or addition to any overlay district, except for a City initiated rezoning)	Required	Required	Required
Text Amendment; Comprehensive Plan or Sub-Area Plan Amendment; Large Scale Legislative Rezoning	NA	Required ¹	NA
Small Scale City Rezoning	NA	Required	Required
¹ Publication notice of Planning and Zoning Commission public hearings for text amendments to the LDC shall not be required.			

Section 22. Subsection (F) of Section 12-14-604, *Conditions of Approval*, is amended to allow conditions of approval on the termination of existing planned unit developments, to read in full as follows:

- F. **Conditions of Approval.** A request for a rezoning may be conditioned upon adherence to a site plan submitted by the applicant, which may limit the uses that are permitted on the site. The site plan may be processed concurrently with the rezoning request. A request to terminate an existing PUD may be conditioned upon preserving negotiated conditions of the PUD approval that are found to be more protective of the character or function of the vicinity of the PUD than the provisions of this LDC.

Section 23. Subsection (H) of Section 12-14-801, *Variances*, is amended to clarify that approved variances are documented by the Community Development Department and are not recorded on the official zoning map, to read in full as follows:

- H. **Record of Approved Variances.** The Community Development Department shall maintain a record of approved variances.

Section 24. Section 12-14-903, *Modification and Termination of Planned Unit Developments*, is hereby repealed and re-enacted to allow planned unit development zoning for large-scale or unique development applications not otherwise permitted in a standard zone district, to read in full as follows:

Sec. 12-14-903 Planned Unit Developments

- A. **Generally.** A Planned Unit Development ("PUD") is an area of land controlled by one or more landowners to be developed under unified control or unified plan

of development for a number of residential, commercial, educational, recreational, or industrial uses or any combination of the foregoing, the plan of which may not correspond to lot size, bulk or type of use, lot coverage, open space and/or other restrictions of the existing land use regulations applicable to other zone districts in this LDC. This Section establishes a procedure to:

1. Allow existing PUDs to continue to develop under the plans in effect at the effective date of this LDC; and
 2. Amending or terminate existing PUD approvals; and
 3. Permit new PUD approvals to allow for the development of substantial parcels of land for large-scale or unique development concepts not otherwise permitted within a standard zone district.
- B. **Applicability.** This Section applies to all new PUDs and to all existing PUDs in effect before the effective date (except where terminated pursuant to subsection G., below).
- C. **Minimum Requirements.** A parcel of land may be zoned PUD only where the proposed development meets or exceeds the following minimum requirements:
1. Provides above-average open space and recreational amenities;
 2. Incorporates creative and superior quality and design aesthetics that exceeds the City's current design standards or other land use regulations set forth in this LDC;
 3. Provides a greater efficiency in layout and provision of roads, utilities and other infrastructure;
 4. Implements the Comprehensive Plan or an adopted Sub-Area Plan, or supports the implementation of such plans; and
 5. For nonresidential development, adds new and unique tenants or employment opportunities to the City.
- D. **General Process.** The standard PUD process requires the approval and execution of both a Preliminary Development Plan (PDP) and a site plan.
1. Preliminary Development Plan (PDP).
 - a. A PDP establishes land uses and siting restrictions for a parcel of land. The uses and siting restrictions permitted by the PDP set the general parameters with which the development must comply. The uses, minimums and maximums provided in the PDP will be reviewed at the site plan stage to further determine the appropriateness for the particular site and neighborhood.

- b. Once a PDP has been approved, a site plan which complies with the terms, conditions and requirements of the approved PDP must be submitted and approved prior to the issuance of building permits for improvements to any site or sites within the project covered by the PDP.
 - 2. Site plan.
 - a. Site plans establish the layout of development (see Section 12-14-504, *Site Plans and Plats*, subsection A1).
 - b. Site plans may require approval by the City Council (see Section 12-14-602, *Site Plans*), Planning and Zoning Commission (see Section 12-14-602, *Site Plans*), or Director (see Section 12-14-504, *Site Plans*).
- E. **Required Approval.** All new PUD applications require a recommendation by the Planning and Zoning Commission and approval by the City Council.
- F. **Minor Changes / Administrative Amendment.** A minor change to an existing PUD may be processed as an administrative amendment pursuant to Section 12-14-401, *Administrative Amendments*.
- G. **Major Changes / Termination.**
 - 1. A major change includes any change to an existing PUD approval that does not qualify as a minor change pursuant to the standards in Section 12-14-401, *Administrative Amendments*.
 - 2. Major changes to existing PUD approvals require a recommendation by the Planning and Zoning Commission and approval by the City Council.
 - 3. Termination of existing PUD approvals requires a recommendation by the Planning and Zoning Commission and approval by the City Council, and shall be processed simultaneously with a rezoning request to a standard zone district (see Section 12-14-604, *Rezoning*).
- H. **Application Materials.** The following application materials are required for an application for a PUD:
 - 1. A detailed letter of intent describing the request, which shall include:
 - a. The current zoning classification of the subject property and justification for the establishment of a PUD zone district in lieu of a standard zone district.
 - b. Justification for the request in terms of Comprehensive Plan or Sub-Area Plan consistency or implementation.

- c. A detailed narrative describing how the proposed PUD will meet or exceed the minimum requirements set forth in Section 12-14-903(C) and the other approval standards of this Section.
2. A Preliminary Development Plan exhibit (original drawing in 24" x 36" format) that provides general parameters with which the development must comply, showing all of the following:
- a. Project name, type of proposal (Preliminary Development Plan, PUD Amendment etc.), legal description of the total land area, date of the drawing, scale and north arrow.
 - b. A location / vicinity map at a scale of one inch equals 2,000 feet, with a north arrow and an emphasis on the major roadway network within one mile of the parcel proposed for development, and any adjacent jurisdictions and municipalities.
 - c. Both existing and proposed zoning of the site. Existing zoning and densities (or, in the case of non-residential zoned properties, approved floor area ratios) of adjacent properties.
 - d. An appropriate legal description of the parcel proposed for development, along with the area of the parcel in acres and square feet.
 - e. Existing land uses and densities which are requested to continue until development. Specify requested duration of existing uses.
 - f. Proposed densities of the development at full build-out in residential units per gross acre and/or non-residential gross floor area ratios (F.A.R.).
 - g. Proposed land uses for the entire plan, the total square footage and acreage of each use, and the percentage of the entire plan of each use.
 - h. Proposed site development criteria, including setbacks, distances between structures, maximum building heights, unobstructed open space, maximum lot coverage of structures, parking ratios and any other criteria, as appropriate.
 - i. If the application is a PUD Amendment, a chart comparing the criteria on the latest approved Preliminary Development Plan with the criteria proposed by the PUD Amendment, including uses permitted, maximum building heights, unobstructed open space, maximum lot coverage of structures, setbacks, distances between structures, parking ratios and any other criteria, as appropriate.

- j. Proposed general locations of structures and parking, if known.
- k. Proposed criteria for signage types, locations and maximum dimensions, if known. (If not stated, Article 6, *Signs and Lighting*, shall govern through an administrative determination by the Director of the closest equivalent standard zone district).
- l. Estimated size and general location of public sites.
- m. Existing and proposed right(s)-of-way widths for all existing/proposed internal and external roadways.
- n. Existing and proposed public and/or private roadways and their conceptual points of access to adjacent and/or external roadways.
- o. Existing topography with contour intervals of two feet (2') or less, tied to U.S.G.S. or other acceptable datum.
- p. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.
- q. Applicable notes approved by the City Council which regulate the development (Airport Influence Area note, off-site improvements note, etc.) (See Appendix B, *Plan Exhibits*).
- r. All Standard Notes, Certificates and dedications required by the City of Centennial staff shall be included on the plan (See Appendix B, *Plan Exhibits*). Any modifications to these notes must be approved by the City Attorney. All Standard Notes not meeting these specifications shall be removed.
- s. Standard certifications to include: (See Appendix B, *Plan Exhibits*).
 - i. Owner's signature block, with date line and title line;
 - ii. Planning and Zoning Commission recommendation block;
 - iii. City Council approval block; and
 - iv. Recorder's block.
- t. A case number block in the lower left-hand corner of all pages.
- u. Lettering for all plans shall be upper case sans serif.

- v. The City will not accept any plans that have copyright restrictions.
 - w. Other items as required by the Director, in order to ensure compliance with the approval standards in subsection I., below.
 - 3. Sworn proof of ownership and a notarized letter of authorization from the landowner permitting a representative to process the application.
 - 4. Title certificate or abstract of titles covering all lands to be conveyed to the City.
 - 5. Treasurer's Certificate of Taxes due.
 - 6. If the application involves public improvements:
 - a. Preliminary construction plans for the proposed public improvements including street plan and profile sheets, storm drainage improvements plans and other improvements, prepared in accordance with the *Infrastructure Design Manual*.
 - b. A preliminary pavement design report, prepared in accordance with the *Infrastructure Design Manual*.
 - 7. A Traffic Study prepared in accordance with the City of Centennial Guidelines for Traffic Impact Studies, if required by Section 12-10-202, *Traffic Studies*.
- I. **Approval Standards.** The criteria listed below shall be considered by the Planning and Zoning Commission and City Council in the review of all PUD applications. All PUD applications shall meet the criteria set forth in section 12-14-604(E) and further all of the following policy criteria:
 - 1. The development shown and described in the PDP will have a significant positive fiscal and economic impact to the City;
 - 2. The PUD promotes a higher and better use of the property or improves the financial performance and viability of the property;
 - 3. The PUD meets or exceeds the minimum requirements set forth in Section 12-14-903(C); and
 - 4. As applicable, the development shown and described in the PDP will provide quality employment opportunities for the City and the region.
- J. **Conditions of Approval.** Conditions of approval may be imposed as set forth in Section 12-14-604(F).

Section 25. Division 16-2 of Article 16 of the 2011 LDC, titled *General Definitions*, is hereby amended to amend the following definitions to read in full as follows:

Noise Sensitive Uses means uses that are considered by the City to be noise sensitive uses, listed as follows:

1. Residential uses intended for permanent occupancy by owners or renters, but not including transient lodging or institutional uses such as hospitals and detention facilities.
2. Type B Group homes.
3. Schools, public and private, including child care centers.

Section 26. Division 16-2 of Article 16 of the 2011 LDC, titled *General Definitions*, is hereby amended to amend the following definitions to read in full as follows:

Place of Public Assembly means a place where the people assemble for civic, educational, cultural, or child care purposes. This use includes the following:

1. Places of worship; theaters; conference centers;
2. Cultural or arts centers; museums; and aquariums;
3. Libraries;
4. Pre-schools;
5. Elementary, middle, and high schools;
6. Adult care centers; and
7. Child care centers.

Section 27. Section 12-3-906(D) is amended to delete the term “day care” and replace with “child care center”. The first column of Table 12-5-202(B), titled “Use”, is hereby amended to delete “Place of Public Assembly: **Day Care Center**” and replace with “Place of Public Assembly: **Child Care Center**”.

Section 28. Minor Edits and Corrections. The Community Development Director shall be authorized to make minor typographical or formatting corrections to the Land Development Code, including but not limited to correcting spellings errors, without City Council approval, provided that the Community Development Department shall maintain records of all such corrections made to the Land Development Code.

Section 29. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect,

approval, provided that the Community Development Department shall maintain records of all such corrections made to the Land Development Code.

Section 29. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 30. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 31. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE 12 DAY OF January 2015.

CITY OF CENTENNIAL

By: Cathy A. Noon
Cathy A. Noon, Mayor

Approved as to Form:

Andrea Michow
For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of Jan. 12, 2015 and ordered published one time by title only in *The Villager* newspaper on Jan. 15, 2015, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: Subana Sattar
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE VILLAGER* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE 20 DAY OF January, 2015, BY A VOTE OF 8 IN FAVOR AND 0 AGAINST.

CITY OF CENTENNIAL

By: Ken Lucas

~~Cathy A. Noon, Mayor~~

~~Ken Lucas, Mayor Pro Tem~~

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of January 20, 2015, and ordered published by title only, one time by *The Villager* newspaper on January 29, 2015 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: Roberta J. [Signature]

City Clerk or Deputy City Clerk